043.A	0007	0043.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	866,100 /	866,100
USE VALUE:	866,100 /	866,100
ASSESSED:	866,100 /	866,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QIN GUOKUI &
Owner 2:	KAI XIN
Owner 3:	
Street 1:	43 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	866,100			866,100
Total Card	0.000	866,100			866,100
Total Parcel	0.000	866,100			866,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.19 | /Parcel: 391.19

Legal Description

User Acct	317369
GIS Ref	
GIS Ref	
Insp Date	03/06/17
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 043.A-0007-0043.0

!16239!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	866,100	0	.		866,100		Year end	12/23/2021
2021	102	FV	851,100	0	.		851,100		Year End Roll	12/10/2020
2020	102	FV	836,200	0	.		836,200	836,200	Year End Roll	12/18/2019
2019	102	FV	812,000	0	.		812,000	812,000	Year End Roll	1/3/2019
2018	102	FV	739,800	0	.		739,800	739,800	Year End Roll	12/20/2017
2017	102	FV	731,000	0	.		731,000	731,000	Year End Roll	1/3/2017

PRINT

Date	Time
12/30/21	22:10:01

LAST REV

Date	Time
11/18/19	09:34:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	6648-444		1/8/2016		795,000	No	No		
DHALIWAL SURIND	65356-327		5/13/2015		766,000	No	No		Sale of 2 Family

USER DEFINED

Prior Id # 1:	30843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1184	Heat App	10,000		8/24/2015			Install one warm a
7/14/2015	936	New Buil	245,000		7/14/2015			Construct new dupl

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2017	Measured	PT	Paul T
3/6/2017	SQ Returned	MM	Mary M
2/22/2016	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7368																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:	1 - Drywall	50 %
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	3 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	1 - Forced H/Air	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	1.2 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.77100271
Const Adj.:	1.03939605
Adj $ / SQ:	200.344
Other Features:	70575
Grade Factor:	1.10
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	876604
Depreciation:	10519
Depreciated Total:	866085

COMMENTS

Master Deed 66497-72.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 3	Baths: 2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	341.59
Special Features:	0	Val/Su Net:	391.19
Final Total:	866100	Val/Su SzAd	391.19

SKETCH

UnSketched SubAreas:
GLA: 2214,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,214	200.340	443,562

Net Sketched Area:	2,214			Total:	443,562
Size Ad	2214	Gross Area	2214	FinArea	2214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.A-0007-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc